

Inc. Village of Northport
Approved Minutes of the Planning Board

April 24, 2012

There was a regular meeting of the Planning Board held tonight at Village Hall beginning at 7:00pm. Present were: Chairman Richard Boziwick, Paul Ersboll, Robert Flynn, Martin Rebholz, Lizbeth Thalheimer, Gene Guido, Village Administrator, Ed Gathman, Planning Board Attorney and Joy Nygren, Planning Board Secretary. Also present was Gary Rozmus of Gannett Fleming, the Village engineering firm.

Baumgarth, 87 Woodhull Place – steep slope application

Present were Christopher Modelewski, attorney, Victor Burt, engineer from Nelson & Pope, and Douglas Baumgarth.

Mr. Modelewski stated that he has been retained by the applicant to represent this application, and that he has spent time with Mr. Burt reviewing the application and submittals. He reminded the Board that this is a steep slope application to install a house and pool on a previously approved subdivision. There was much discussion regarding the submittal of a vibration plan, and the Board stated that they would like have one submitted to the Village. Chairman Boziwick also stated that he wanted a plan in place, should the vibrations exceed the acceptable levels. Mr. Modelewski stated that there would be a contingency plan in place.

There was a lengthy discussion regarding the proposed drainage plan, and if it was going to be effective, and once installed, where the responsibility would lie for maintenance of the system.

Chairman Boziwick asked the audience if there was any comment. Tom DeMaio of 86 Woodhull Place, the property directly adjacent to the subject property, again expressed his concern for his existing retaining walls and his parcel in general. He stated that the erosion continues, and that the addition of the proposed house and pool would jeopardize his residence and property. He stated that he had concerns regarding the “paper road” or right-of-way that is on the edge of the subject property, and the proposed drainage should not be installed there. Karen Lemke, 1 Ackerly Terrace, the property directly below the subject property, also expressed her concern for the safety of her family, house and property. She stated that she has video of the water rushing down the right of way during a storm, and that it looked like “river rapids”. Mr. Gathman asked Ms. Lemke if she could submit that video to the Village. She is concerned about construction occurring directly above her property, the vibration, and the vehicles required for construction. Louise Ko, of 41 Woodhull Place, expressed her concern that the right of way remain as it is, so that the public can access the Village. Lawrence

Spirn, of 80 Scudder Ave, stated that he appreciated the Board's attention to the vibration monitors and plan.

The Board tabled this matter for further review.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the meeting was adjourned. The next regularly scheduled meeting of the Planning Board will be held on May 22, 2012.